

# Frederick Ward Associates, Inc.

November 21, 2007

Crossroads at Hickory Community Input Meeting  
Project No. 2071053.00

## MINUTES TO MEETING

DATE: November 7, 2007  
TIME: 6:00 pm  
PLACE: Harford County Government Planning & Zoning  
220 S. Main Street, 2<sup>nd</sup> Floor Conference Room  
Bel Air, Maryland

## PRESENT:

(See attached Community Meeting Sign-In Sheet)

## PURPOSE:

The purpose of the meeting is to present the Crossroads at Hickory Development Project to the Community and answer any questions the public may have regarding this development.

## PRECEEDINGS:

The meeting began around 6:05 PM with Kevin Small, Land Planner and Landscape Architect at Frederick Ward Associates providing a brief introduction.

The narrative included the following:

- Site Location, surrounding development and history of the site
- Two Drawings were displayed illustrating the concept plan showing anticipated users and an aerial photo showing existing conditions
- Process of development was described:
  - ✓ Submission of a Preliminary Subdivision Plan to Harford County Development Advisory Committee for review and approval
  - ✓ Subsequent Site Plans will show the development for each of the lots with a various users including service, office and retail. All sites will be designed with adequate parking and adherence to all Harford County Zoning requirements
  - ✓ plans have not been officially reviewed by any governmental agency

## **Mr. Small of FWA hosted the question and answer period of the meeting**

PUBLIC: Will storm water management be regional and where are the locations?

FWA: Yes, three SWM ponds will serve the Development and they will be located as shown on the site plan.

PUBLIC: What type of uses is anticipated?

- FWA: The developer anticipates mostly restaurants, service uses, convenience retail with gas and office.
- PUBLIC: Where is access?
- FWA: Access is from Route 543 and Business Route 1.
- PUBLIC: What type of buffering will there be?
- FWA: Perimeter screening adjacent to the bus storage lot and maintenance facility. Street trees and interior landscape for each lot.
- PUBLIC: There is another site plan in the area that is being reviewed, what is it?
- FWA: There is currently a rezoning application before the Board of Appeals for the property across Route 543.
- PUBLIC: What is the traffic that will be generated?
- FWA: No traffic study has been performed, but the development must meet the Adequate Public Facilities ordinance for the County.
- PUBLIC: What is the current zoning?
- FWA: CI (Commercial Industrial)
- PUBLIC: Is there a traffic circle?
- FWA: There is one proposed for the intersection of the two proposed public roads.
- PUBLIC: Could the uses proposed change?
- FWA: Since the developer is only looking for a subdivision approval, the uses proposed are for the calculation of the traffic study. Each lot will be required to go through the CIM process for each proposed use.
- PUBLIC: What will the lighting be like?
- FWA: Lighting will be proposed for each lot and reviewed separately.
- PUBLIC: Can we get copies of the site plan?
- FWA: We will email them to each of you.
- PUBLIC: Will traffic come from the by-pass?
- FWA: The by-pass is a denied access road and is not proposed for access to the site.
- PUBLIC: Is there any wetlands on the site?
- FWA: No

PUBLIC: Is there parking allowed on the street?

FWA: No

PUBLIC: Where will the SWM connect?

FWA: The final engineering for that issue has not been addressed.

PUBLIC: Where does this go from here?

FWA: The next step will be Development Advisory Committee (DAC).

Submitted by:

Frederick Ward Associates, Inc.

Kevin Small, RLA, AICP  
Associate

cc: All attendees, design team